

**ORDINANCE NO. 03-1033**

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending SeaTac Municipal Code amending sections 15.13.109, 15.14.030D, 15.14.120, 15.15.150, 15.19.210C, 15.19.420B, 15.19.430A, 15.35.345B, and adding a new section 15.35.947, and a new Title 17 to establish standards relating to Crime Prevention Through Environmental Design (CPTED).

**WHEREAS**, the Growth Management Act requires regular review and update of development regulations which implement the City's Comprehensive Plan; and

**WHEREAS**, the City passed Resolution No. 99-001 authorizing the application and evaluation of Crime Prevention Through Environmental Design concepts and principles in the review and conditioning of development permits; and

**WHEREAS**, Resolution No. 99-001 directed staff of the Police Department and Department of Planning and Community Development to apply CPTED through the development review process, and work together to prepare proposals for Zoning Code amendments that create CPTED development regulations; and

**WHEREAS**, the Planning Commission has reviewed the aforesaid development regulations, has held a public hearing for the purpose of soliciting public comment in regard to the proposed Zoning Code changes, and has recommended certain amendments and additions to the Council; and

**WHEREAS**, it is the intent of the Council that CPTED standards only apply to new development, additions, and significant redevelopment.

**NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF SEATAC**

**WASHINGTON DO ORDAIN as follows:**

Section 1. Section 15.13.109 of the SeaTac Municipal Code is hereby amended to read as follows:

**15.13.109 Special Design Standards for Gasoline/Service Stations**

All gasoline/service stations, with or without associated convenience food marts, shall conform with the following design standards.

**A. Building Security and Site Layout.**

1. All trash enclosures shall be within a clear line of sight and be visible from the cashier station, day or night.
2. All public phones shall be outgoing only, shall be visible from the cashier area and shall be located indoors. There shall be no outdoor locations for public phones.
3. Lighting shall meet the requirements of SMC Chapter 17.36, Gasoline/Service Station and Convenience Store Lighting.
4. There shall be alarm systems on all outside doors and enunciators on interior doors/entrances.
5. There shall be adequate lighting that does not create shadows.
6. There shall be clear lines of sight from inside and outside the store.

**B. Landscaping.** A twenty (20) foot, Type I landscape strip shall be required for all property lines adjacent to or across a public right-of-way from residential uses.

**C. Access.** Access to gasoline/service stations located on corner lots may be limited to “right-in, right-out only” if warranted by site conditions or traffic patterns based on the results of a traffic study. Site conditions or traffic patterns that may warrant right-in, right-out traffic movements include, but are not limited to:

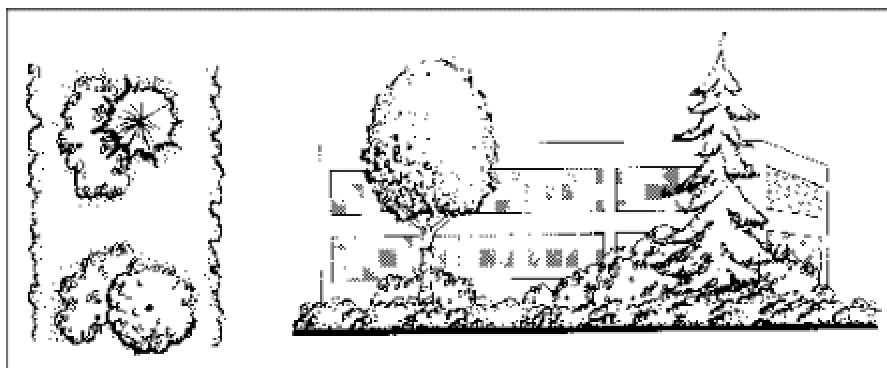
1. Traffic volumes on adjacent rights-of-way that make left-hand turning movements a safety hazard; or
2. Left-hand turning movements from the station that interfere with the left-hand turning movements on adjacent public rights-of-ways.

Section 2. Subsection D of Section 15.14.030 of the SeaTac Municipal Code is hereby amended to read as follows:

D. Type IV Landscaping.

1. Type IV landscaping is “parking area landscaping” which provides shade and visual relief, and maintains clear sight lines within parking areas.
2. Type IV landscaping shall consist of:
  - a. Canopy-type deciduous trees or broadleaf evergreen trees, evergreen shrubs and a mix of evergreen and deciduous groundcovers planted in wells or strips;
  - b. Shrubs that do not exceed a height of three (3) feet in maturity;
  - c. Plantings contained in planting wells or strips having an area of at least one hundred (100) square feet and with narrowest dimensions of at least five (5) feet in width;
  - d. Planting wells or strips which each contain at least one (1) tree;
  - e. Groundcover; and
  - f. Street frontage landscaping can be located in front or behind the sidewalk.

Figure 15.14.030d. TYPE IV LANDSCAPING



Section 3. Section 15.14.090 of the SeaTac Municipal Code is hereby amended to read as follows:

**15.14.090 Landscaping of Surface Parking Areas**

- A. At least ten percent (10%) of the interior parking area shall have landscaping when the total number exceeds twenty (20) parking stalls.

- B. At least one (1) interior landscape island for every seven (7) parking stalls shall be provided to be reasonably distributed throughout the parking lot.
- C. At least one (1) tree must be provided in each landscape island.
- D. Permanent curbs and/or barriers shall be provided to protect the plantings from vehicle overhang.
- E. The perimeter of a parking lot shall be planted with five (5) foot landscaping buffers with Type III landscaping. Any abutting landscaped areas can be credited toward meeting this standard.
- F. Landscaping of surface parking lots within the City Center shall conform with SMC [15.35.840](#). Landscaping for surface parking lots associated with high capacity transit (HCT) shall conform with SMC [15.36.320](#).
- G. Parking lot landscaping in areas adjacent to a parking space shall not exceed two (2) feet in height within three (3) feet of the curb, to allow for car overhangs.

Section 4. Section 15.14.120 of the SeaTac Municipal Code is hereby amended to read as follows:

#### **15.14.120 Landscaping of Building Facades**

Type IV landscaping shall be planted along building facades, as noted in the landscape charts.

- A. The width of the street line perimeter landscaping may be reduced twenty-five percent (25%) if the area comprising the twenty-five percent (25%) is allocated to landscaping located adjacent to the street facing facade of the building(s) on a site. The landscaping shall be placed in a manner and consist of vegetation determined by the City Manager, or designee, to provide equal or greater screening from the street. The twenty-five percent (25%) allocation is in addition to the required building facade landscaping.
- B. Groundcover shall be a maximum of two (2) feet along building facades.
- C. Conifers shall not be used for facade landscaping.
- D. Deciduous trees can be placed at thirty (30) foot centers for facade landscaping on buildings with continuous windows.

Section 5. Section 15.15.150 of the SeaTac Municipal Code is hereby amended to read as follows:

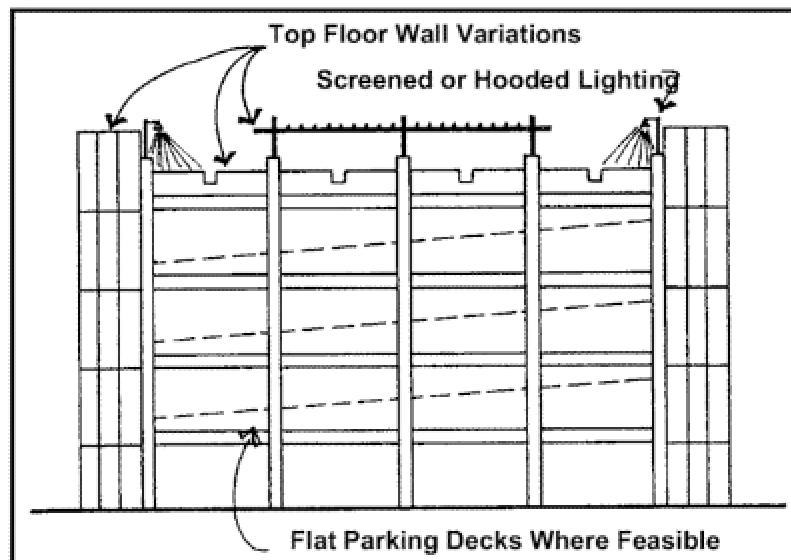
#### **15.15.150 Parking Structure Design Standards**



A. Parking Structure Design. The following parking structure design standards shall apply to all parking structures located outside of the designated City Center and not associated with a high capacity transit (HCT) station. Design standards for parking structures within the City Center shall conform with the requirements of SMC 15.35.900. Design standards for parking structures associated with an HCT station shall conform with the requirements of SMC 15.36.400.

1. Parking decks should be flat where feasible. At a minimum, a majority of both the ground floor and top parking decks shall be required to be flat, as opposed to continuously ramping (see Figure 15.15.150a).
2. External elevator towers and stair wells shall be open to public view, or enclosed with transparent glazing.
3. Lighting shall meet the requirements of SMC Chapter 17.28, Parking Structure Lighting.

Figure 15.15.150a. PARKING DECKS



4. Parking structure top floor wall designs must conform to one or more of the following options:
  - a. Top Floor Wall with Architectural Focal Point. A top floor wall focal point refers to a prominent wall edge feature such as a glazed elevator and/or stair tower, or top floor line trellis structure.
  - b. Top Floor Wall Line Variation.

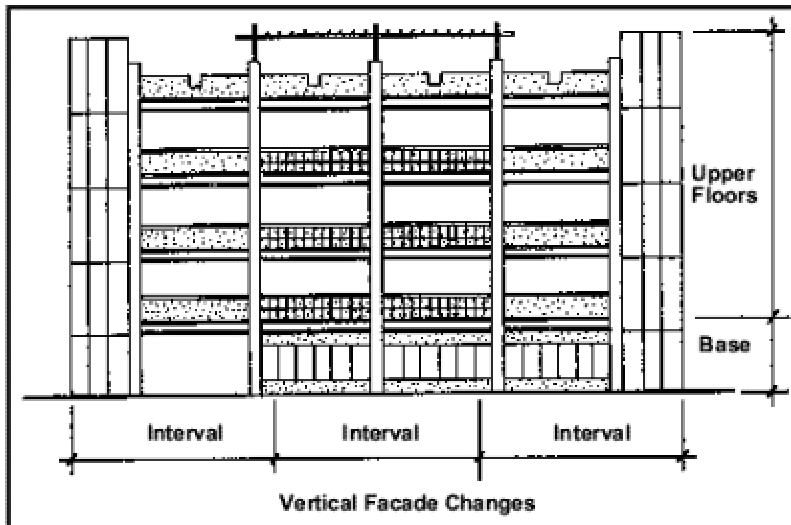
- i. Projecting Cornice. Top floor wall line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
  - ii. Articulated Parapet. Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.
- 5. Parking structures with building facades facing or visible from the public right-of-way (ROW) shall use one, or a combination of, the following design features:
  - a. The facade shall have the appearance of an office building or hotel use.
  - b. Design features that would mask the building as a parking structure.

Proposed design features shall be approved by the Director of Planning and Community Development.

B. Parking Structure Character and Massing. In addition to the standards contained in subsection (A) of this section, parking structure facades over one hundred fifty (150) feet in length shall incorporate vertical and/or horizontal variations in setback, material or fenestration design along the length of the applicable facade, in at least one or more of the following ways:

- 1. Vertical Facade Changes. Incorporation of intervals of architectural variation at least every eighty (80) feet over the length of the applicable facade (see Figure 15.15.150b), such as:
  - a. Varying the arrangement, proportioning and/or design of garage floor openings;
  - b. Incorporating changes in architectural materials; and/or
  - c. Projecting forward or recessing back portions or elements of the parking structure facade.

Figure 15.15.150b. VERTICAL FACADE CHANGES



2. Horizontal Facade Changes. Designed differentiation of the ground floor from upper floors, such as:
  - a. Stepping back the upper floors from the ground floor parking structure facade;
  - b. Changing materials between the parking structure base and upper floors; and/or
  - c. Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.

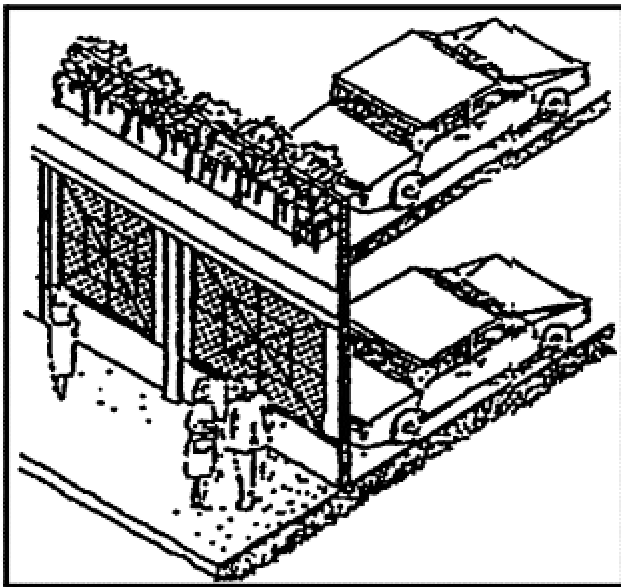
C. Minimizing Views Into the Parking Structure Interior. Facades of parking structures shall be designed without continuous horizontal parking floor openings.

1. For portions of parking structures without a pedestrian level retail/commercial use, the following building facade landscaping is required:
  - a. Five (5) foot wide facade landscape strip consisting of:
    - i. A mix of evergreen shrub groupings spaced no more than four (4) feet apart that do not exceed a height of six (6) feet at maturity;
    - ii. Ground cover; and
    - iii. Seasonal displays of flowering annual bedding plants.

2. Any portion of a parking structure ground floor with exposed parking areas adjacent to a public street shall minimize views into the parking structure interior through one or more of the following methods which are in addition to the above facade landscaping strip:
  - a. Decorative trellis work and/or screening as architectural elements on the parking structure facade, without compromising the open parking structure requirements of the Uniform Building Code (see example, Figure 15.15.150c); and/or
  - b. Glass window display cases incorporated into pedestrian walls built between two structural pillars. Glass window display cases shall be at least two feet deep, begin twelve (12) to thirty (30) inches above the finished grade of the sidewalk, and cover at least sixty percent (60%) of the area between two pillars.

The trellis work or window display cases may be waived if the proponent can demonstrate some other method to minimize views into the parking structure. Alternate methods shall be approved by the Director of Planning and Community Development.

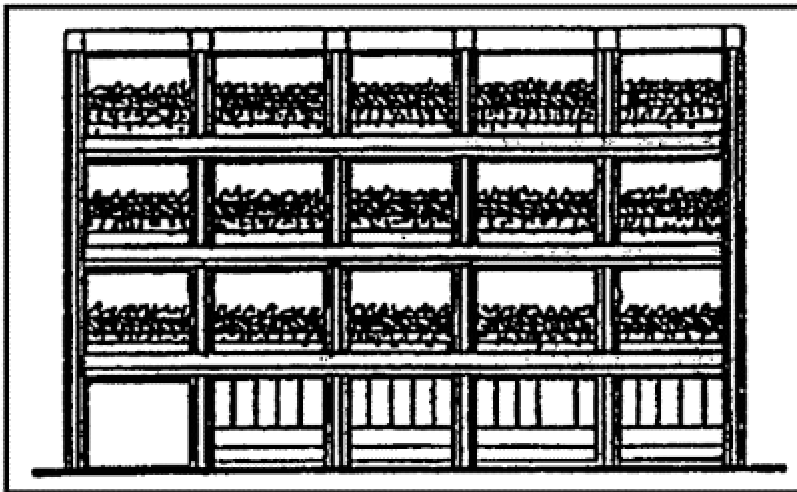
Figure 15.15.150c.



3. Upon conversion of portions of a parking structure to a pedestrian retail/commercial use, the Director of Planning and Community Development may approve the removal of initially installed pedestrian screening material in order to allow maximum visibility and access to the converted portions of the parking structure.

4. In addition to the above, views into the upper floors of parking structures shall be minimized through one or more of the following methods:
  - a. The use of planters integrated into the upper floors of parking structure facade design (see example, Figure 15.15.150d);
  - b. Decorative trellis work and/or screening as architectural elements on the parking structure upper floor facades; and/or
  - c. Upper parking floors designed as a pattern of window-like openings on the parking structure facade (see Figures 15.15.150c and 15.15.150d).

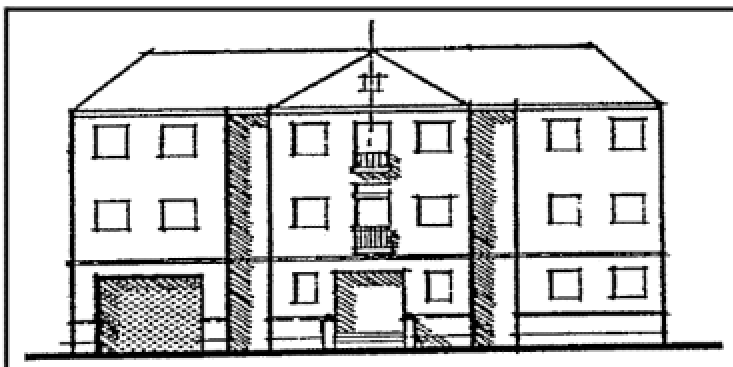
Figure 15.15.150d.



D. Parking Floors Located Under or Within Buildings.

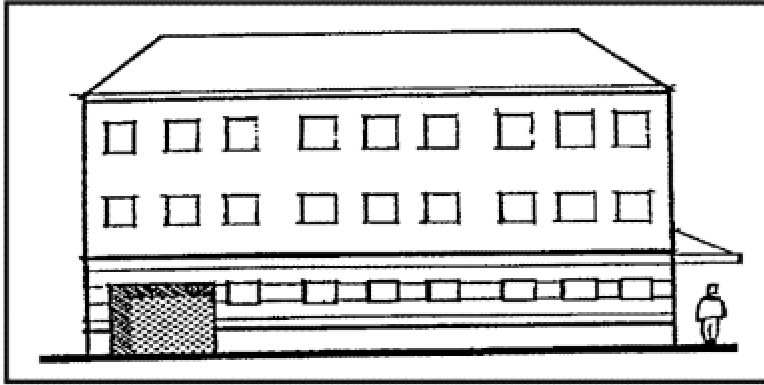
1. Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of prominence on the street, location and design emphasis (see example, Figure 15.15.150e).

Figure 15.15.150e.



2. Parking at grade under a building shall be completely or wholly screened through any combination of walls, decorative grilles, or trellis work with landscaping (see example, Figure 15.15.150f).

Figure 15.15.150f.



Section 6. Subsection C of Section 15.19.210 of the SeaTac Municipal Code is hereby amended to read as follows:

C. Clear pedestrian paths separate from parking areas shall connect building entrances to sidewalks. Pedestrian paths shall be illuminated pursuant to SMC Chapter 17.40, Walkway, Bikeway and Park Lighting.

Section 7. Subsection B of Section 15.19.420 of the SeaTac Municipal Code is hereby amended to read as follows:

B. Lighting levels in surface parking lots shall conform to the standards in SMC 17.24, Parking Lot Lighting.

Section 8. Subsection A of Section 15.19.430 of the SeaTac Municipal Code is hereby amended to read as follows:

A. Lighting of Structured Parking.

Lighting levels in structured parking shall conform with the requirements of SMC 17.28, Parking Structure Lighting.

Section 9. Subsection B of Section 15.35.345 of the SeaTac Municipal Code is hereby amended to read as follows:

B. Exterior lighting shall be used to identify and distinguish the pedestrian walkway network from car or transit circulation. Along pedestrian circulation corridors, lighting standards shall be placed between pedestrian ways and public and/or private streets, driveways or parking areas. The level of lighting shall conform with the requirements of SMC Chapter 17.40, Walkway, Bikeway and Park Lighting.

Section 10. A new Section 15.35.947 is hereby added to the SeaTac Municipal Code, to read as follows:

**15.35.947                      Parking Structure Lighting**

Lighting of parking structures shall be provided pursuant to SMC 17.28, Parking Structure Lighting.

Section 11. A new Title 17 is hereby added to the SeaTac Municipal Code, to read as follows:

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## **Title 17**

### **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

#### **Chapters:**

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**17.04 CPTED Concepts**

**17.08 Purpose, Principles and Application**

**17.12 Definitions**

**17.16 Security Provisions**

**17.20 Exterior lighting**

**17.24 Surface Parking Lot Lighting**

**17.28 Parking Structure Lighting**

**17.32 Private Street Lighting**

**17.36 Gasoline/Service Station and Convenience Store Lighting**

**17.40 Walkway, Bikeway, and Park Lighting**

**17.44 Building Facade and Landscape Lighting**

**17.52 Interior Spaces**

**17.56 Landscaping**

**17.60 CPTED Standards Related to Natural Surveillance**



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## CHAPTER 17.04 CPTED CONCEPTS

### Sections:

#### 17.04.010 CPTED Overview

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#### 17.04.010 CPTED Overview

- A. Crime Prevention Through Environmental Design (“CPTED”) is the proper design and effective use of the built environment in order to reduce the fear and incidence of crime, and improve the quality of life.
- B. CPTED involves the design of a physical space so that it enhances the needs of the intended users. This emphasis on design and use deviates from the traditional “target hardening” approach to crime prevention.
- C. Owners, managers and community users have a joint responsibility to report to the police all suspicious activities and criminal occurrences; without this, the effectiveness of CPTED is minimized. Establishing and maintaining partnerships between the community and the City of SeaTac will create improvement in quality of life issues, make for a safer environment, and a more productive community.
- D. For CPTED to be successful, it must be understandable and practicable for the normal users of the space. The normal users are more familiar with the local area and have a vested interest (their own well-being) in ensuring their immediate environment operates properly. The “Three-D” approach to space assessment provides a simple guide for the normal users in determining the appropriateness of how their space is designed and used. The “Three-D” concept is based on the three functions or dimensions of human space:
  - 1. DESIGNATION: All human space has some designated purpose. How does the design support function? Is the use clear? Supported by signs?
  - 2. DEFINITION: All human space has social, cultural, legal or physical definitions that prescribe the desired and acceptable behaviors. Is it clear who owns or manages it?
  - 3. DESIGN: All human space is designed to support and encourage the desired behaviors.

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## CHAPTER 17.08 Purpose, Principles and Application

17.08.010	Purpose
17.08.020	Application
17.08.030	CPTED Principles
17.08.040	Administration
17.08.050	Interpretation
17.08.060	Appeals and Variances

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### 17.08.010 Purpose

The purpose of this Title shall be to create standards that address Crime Prevention Through Environmental Design (CPTED). The purpose of CPTED is the proper design and effective use of the built environment in order to reduce the fear and incidence of crime and to improve the quality of life.

### 17.08.020 Application

#### A. [OPTION #1, Introductory Paragraph]

Single family land uses are exempt from this Title. This Title shall apply to all other land use categories. To reduce the potential for crime, it is recommended that CPTED standards are followed for single family residential uses to the greatest extent possible. If the standards contained in this Title conflict with any other provisions of the SeaTac Municipal Code, the stricter interpretation shall apply.

### OR

#### [OPTION #2, Introductory Paragraph]

This Title shall apply to all land use categories. Land uses pertaining to single family residential shall be exempt from this Title except for SMC Chapter 17.16, Security provisions. To reduce the potential for crime, it is recommended that all CPTED standards are followed for single family residential uses to the greatest extent possible. If the standards contained in this Title conflict with any other provisions of the SeaTac Municipal Code, the stricter interpretation shall apply.

#### B. New Construction

This Title shall only apply to all new construction, including buildings and site improvements.

### **C. Additions Increasing the Gross Floor Area**

If the redeveloped, replaced, or additions to construction cause the initial gross floor area (GFA) of the aggregate of buildings on that property to expand beyond eighty percent (80%) in any five year period, then the entire site, including all buildings, landscaping, and exterior lighting shall be subject to this Title, except for land uses covered by 17.08.020e.

### **D. Public/Private Parking Lots, Auto Rental/Sales Lots, and Similar Uses**

For public/private parking, auto rental/sales lots, and similar uses where the building occupies only a small portion of the land, as determined by the Director of Planning and Community Development, the following standard shall apply:

In any five year period, if changes are made to these parcels where the combined cost of development, construction, redevelopment, landscaping, and lighting changes exceeds 60 percent (60%) of the initial assessed value, the entire site, including all buildings, landscaping and lighting shall be subject to this Title.

### **E. Landscaping**

New plantings and changes to landscaping shall be subject to this Title.

### **F. Lighting**

1. Installation of new lighting fixtures shall be subject to this Title. Repair or replacement of existing lighting fixtures involving two or less lamps or luminaires is exempt from this title providing that no single lamp exceeds 150 watts.
2. The IESNA Lighting Handbook, 9<sup>th</sup> Edition, published by the Illuminating Engineering Society of North America in New York, is hereby adopted to this Title by reference.
3. Standards specified in this Title supercede the standards as specified by IESNA. When a standard is not specified within this Title, IESNA standards shall apply.

### **G. Special Holiday Lighting Exemption**

Holiday lighting during the months of November, December, and January shall be exempt from the provisions of this Title.

## **17.08.030 CPTED Principles**

CPTED is supported by the following five overlapping principles that are applied to specific sites and situations.

#### A. Territoriality

Territoriality is a design concept that clearly delineates private space from semi-public and public spaces and also creates a sense of ownership. Ownership thereby creates an environment where appearances of such strangers and intruders stand out and are more easily identified through:

1. The enhanced feeling of legitimate ownership by reinforcing existing natural surveillance and natural access control strategies with additional symbolic or social ones.
2. The design of space to allow for its continued use and intended purpose.
3. The use of pavement treatments, landscaping, art, signage, screening and fences define and outline ownership of space.

#### B. Natural Surveillance

Natural surveillance is a design concept directed primarily at keeping intruders under observation. Provision of natural surveillance helps to create environments where there is sufficient opportunity for people engaged in their normal behavior to observe the space around them. Areas can be designed so they are more easily observed through:

1. Design and placement of physical features to maximize visibility. This may include: building orientation, windows, entrances and exits, parking lots, refuse containers, walkways, guard gates, landscape trees and shrubs, use of wrought iron fences or walls, signage and other physical obstructions.
2. Placement of persons or activities to maximize surveillance possibilities.
3. Minimum maintained lighting standards that provide for nighttime illumination of parking lots, walkways, entrances, exits, and related areas to promote a safe environment.

#### C. Access Control

Access control is a design concept directed primarily at decreasing criminal accessibility. Provision of natural access control limits access and increases natural surveillance to restrict criminal intrusion, especially into areas where they will not be easily observed. Intruders are more readily recognized through:

1. The use of sidewalks, pavement, gates, lighting and landscaping to clearly guide the public to and from entrances and exits.
2. The use of gates, fences, walls, landscaping and lighting to prevent or discourage public access to or from dark or unmonitored areas.

#### D. Activity Support

Activity support is the presence of activity planned for the space, and involves placing activity where the individuals engaged in an activity

will become part of the natural surveillance system. Examples include:

1. Place safe activities in areas that will discourage would be offenders, to increase the natural surveillance of these activities and the perception of safety for normal users, and the perception of risk for offenders.
2. Place high-risk activities in safer locations to overcome the vulnerability of these activities by using natural surveillance and access control of the safe area.
3. Locate gathering areas in locations that provide for natural surveillance and access control or in locations away from the view of would-be offenders.
4. Improve the scheduling of space to allow for effective use and appropriate intensity of accepted behaviors.

E. Maintenance

Proper maintenance of landscaping, lighting treatment, and other features can facilitate the principles of CPTED. Functions include:

1. Proper maintenance of lighting fixtures to prescribed standards.
2. Landscaping which is maintained at prescribed standards.
3. Minimizing the conflicts between surveillance and landscaping as ground cover, shrubs and trees mature.

**17.08.040 Administration**

The City Manager or designee is responsible for the administration of this Title.

**17.08.050 Interpretation**

The City Manager or designee is responsible for the interpretation of this Title.

**17.08.060 Appeals and Variances**

Appeals and variances shall be in accordance with Title 16A of the SMC.

**17.08.070. Severability**

Should any section, subsection, paragraph, sentence, clause, or phrase of this Title be declared unconstitutional or invalid for any reason, by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Title.

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## **Chapter 17.12    DEFINITIONS:**

### **SECTIONS:**

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- 17.12.010 Barrier Plant**
- 17.12.015 Blank Wall**
- 17.12.020 Brightness**
- 17.12.025 Canopy**
- 17.12.030 Color Rendition**
- 17.12.040 Color Rendition Index**
- 17.12.050 CPTED**
- 17.12.060 CPTED section**
- 17.12.070 Dwelling Unit**
- 17.12.080 Footcandle**
- 17.12.090 Gasoline/Service Station**
- 17.12.100 Glare**
- 17.12.105 Glare Shield**
- 17.12.110 Gross Floor Area**
- 17.12.120 Horizontal Illuminance**
- 17.12.130 Identification Sign**
- 17.12.140 IESNA**
- 17.12.150 Illuminance**
- 17.12.153 Initial Assessed Value**
- 17.12.155 Initial Gross Floor Area**
- 17.12.160 Isofootcandle Line**
- 17.12.170 Lamp**
- 17.12.180 Landscaping or Landscaping Materials**
- 17.12.190 Lighting District**
- 17.12.200 Lumens**
- 17.12.210 Luminaire**
- 17.12.220 Mounting Height**

**17.12.230 Non Residential**  
**17.12.240 Parking Structure**  
**17.12.250 Residential**  
**17.12.260 Shrub**  
**17.12.270 Single Family Residential Dwelling Unit**  
**17.12.280 Transitional Lighting**  
**17.12.290 Tree**  
**17.12.300 Uniform Building Security Code**  
**17.12.310 Uniformity Ratio**  
**17.12.320 Vertical Illuminance**  
**17.12.330 Walkway**  
**17.12.340 Zoning Code**

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**17.12.010      Barrier Plant**

A plant that consists of dense structure and/or foliage that is thorny or has needles that provide a formidable barrier which is difficult to penetrate.

**17.12.015      Blank Wall**

Any wall or portion of a wall that is located within forty (40) feet of a street or pedestrian-only corridor and is without a ground level window, door or facade opening along any street-facing facade section of twenty (20) feet in length or more.

**17.12.020      Brightness**

Brightness is a subjective term used to describe perception of the amount of light that reaches our eyes.

**17.12.025      Canopy**

A freestanding structure affording protection from the elements to persons or property thereunder.

**17.12.030      Color Rendition**

A general expression for the ability of a light source to faithfully reproduce the colors seen in an object.

**17.12.050      CPTED**

CPTED means Crime Prevention Through Environmental Design. CPTED is the proper design and effective use of the built environment in order to reduce the fear and incidence of crime, and improve the quality of life.

- 17.12.060 CPTED Section**  
The division of the SeaTac Police Department and the division of the City's Department of Planning and Community Development that is responsible for reviewing and approving all plans submitted pursuant to this Title.
- 17.12.070 Dwelling Unit**  
Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation for not more than one (1) family.
- 17.12.080 Footcandle (abbreviated "fc")**  
A measure of light striking a surface one (1) square foot in area on which one (1) unit of light (lumen) is uniformly distributed.
- 17.12.090 Gasoline/Service Station**  
A gasoline and/ or service station with or without an associated convenience food mart.
- 17.12.100 Glare**  
The reflection of harsh, bright light, or the physical effect resulting from high luminance or insufficiently shielded light sources in the field of view.
- 17.12.105 Glare Shield**  
Shields of opaque or translucent materials shaped to reduce or eliminate the direct view of the lamp from outside the luminaire.
- 17.12.110 Gross Floor Area**  
The gross floor area is the area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The gross floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.
- 17.12.120 Horizontal Illuminance**  
The measurement of light illuminating a horizontal surface at grade.
- 17.12.130 Identification Sign**  
A sign that includes as copy only the name of the business, place, organization, building or person it identifies.
- 17.12.140 IESNA**  
Standards for lighting and illumination are established by the Illuminating Engineering Society of North America. IESNA standards are summarized in the IESNA lighting handbook.



- 17.12.145 IESNA Handbook**  
IESNA Lighting Handbook, 9<sup>th</sup> edition, 2000, by the Illuminating Engineering Society of North America, New York, NY.
- 17.12.150 Illuminance**  
The concentration of light over a particular area, as measured in footcandles (fc) the number of lumens per square foot.
- 17.12.153 Initial Assessed Value**  
The value as assessed by King County at the time that the construction permit application is received.
- 17.12.155 Initial Gross Floor Area**  
The gross floor area, as measured at the time the construction permit application is received.
- 17.12.160 Isofootcandle Line**  
A line plotted on any appropriate set of coordinates to show all the points on a surface where the illuminance is the same. A series of such lines for various illuminance values is called an isofootcandle diagram.
- 17.12.170 Lamp**  
The manufactured light source, not the supporting fixture.
- 17.12.180 Landscaping or Landscaping materials**  
Any tree, shrub, groundcover, vine, or other organic and inorganic materials, or combination of any of these elements, placed on a site or exterior of a building to enhance appearance. Public art, water features, plazas, patios, decorative courtyards and lighting may also be considered landscape elements.
- 17.12.190 Lighting District**  
A consolidation of the zoning districts established under Title 15 into districts with distinct lighting standards as follows:
- A. **Lighting District 1** consists of the following districts: Industrial (I), Office/Commercial Medium (OCM), Office/Commercial/Mixed Use (O/C/MU), Neighborhood Business (NB), Community Business (CB), Business Park (BP), and Aviation Commercial (AVC).
  - B. **Lighting District 2** shall consist of the area within the City Center boundary.
  - C. **Lighting District 3** consists of the following higher density residential districts: UM-3600, UM-2400, UH-1800, UH-900, Mobile Home Park (MHP), and UH-UCR.
  - D. **Lighting District 4** consists of the following low-density residential districts: UL-15000, UL-9600, UL-7200, and UL-5000.

- 17.12.200 Lumens**  
The measured quantity of light emitted by a lamp. Different wattages and type of bulbs emit different levels. For example a typical household incandescent 100 watt light bulb emits approximately 1700 lumens.
- 17.12.210 Luminaire**  
The complete lighting unit consisting of the lamp, its holder, and the reflectors and diffusers used distribute and focus the light.
- 17.12.220 Mounting Height**  
The vertical distance from the grade elevation of the surface being illuminated to the bottom of the lighting fixture (i.e., luminaire).
- 17.12.230 Non-Residential**  
Any uses or occupancies, which are not residential as defined in this section.
- 17.12.250 Residential**  
Uses or occupancies upon which one or more dwelling units are located.
- 17.12.260 Shrub**  
A woody plant having more than one (1) stem, each less than two (2) inches in diameter, a height of less than ten (10) feet, and an undefined crown.
- 17.12.270 Single Family Residential Dwelling Unit**  
Any building which contains no more than two (2) dwelling units. Including, but not limited to: single attached dwelling units, single detached dwelling units, duplexes, manufactured homes, mobile homes, and modular homes
- 17.12.280 Transitional Lighting**  
A gradual increase or decrease in footcandles of light going from one activity to another, minimizing glare or intrusive light.
- 17.12.290 Tree**  
A woody plant, which, at maturity, has one (1) well-defined trunk at least two (2) inches in diameter, a height of at least ten (10) feet, and a formed crown of foliage.
- 17.12.300 Uniform Building Security Code (UBSC)**  
Appendix Chapter Ten (10) of the Uniform Building Code that establishes minimum standards designed to make dwelling units resistant to unlawful entry.
- 17.12.310 Uniformity Ratio**  
In this context, uniformity ratio is a measure of the dispersion of light on an area. The ratio is measured either as average light level to minimum light level, or maximum light level to minimum light level. Close uniformity ratios help eliminate places to hide, give better depth perception, and a greater feeling of security to individuals in the area

**17.12.320      Vertical Illuminance**

A term used for measuring light illuminating a vertical surface. For the purposes of this Title, Vertical Illuminance will be measured at a height of five (5) feet.

**17.12.330      Walkway**

Any area that is intended for use by pedestrians, including, but not limited to, sidewalks.

**17.12.340      Zoning Code**

Title 15 of the SeaTac Municipal Code as constituted and thereafter amended.

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## **Chapter 17.16     SECURITY PROVISIONS**

### **Sections:**

#### **17.16.010     Purpose**

#### **17.16.020     1997 Uniform Building Security Code Adopted**

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#### **17.16.010     Purpose**

This chapter establishes standards to make dwelling units resistant to unlawful entry. The Uniform Building Security Code (UBSC) establishes minimum standards for dwelling units. The UBSC regulates swinging doors, sliding doors, windows, and hardware for use in dwelling units. The UBSC gives consideration to the concerns of Police, Fire and Building officials in establishing security requirements for resistance to burglary that are compatible with fire and life safety issues.

#### **17.16.020     1997 Uniform Building Security Code Adopted**

The 1997 Uniform Building Security Code Appendix Chapter 10 of the Uniform Building Security Code, as published by the International Conference of Building Officials, is hereby adopted by reference. A copy of the UBC shall be on file in the office of the City Clerk.

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## **Chapter 17.20     EXTERIOR LIGHTING**

### **Sections:**

<b>17.20.010</b>	<b>Purpose</b>
<b>17.20.020</b>	<b>Illuminating Engineering Society of North America</b>
<b>17.20.030</b>	<b>Exterior lighting Standards</b>
<b>17.20.040</b>	<b>Lighting Configuration</b>

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### **17.20.010     Purpose**

- A. This chapter establishes lighting levels, in order to promote visual surveillance, reduce the potential for criminal activity, and meet energy constraints.
- B. The goal of CPTED exterior lighting standards is to enable that a driver, pedestrian, or observer looking at the brightest spot in the field of view will also be able to detect an object, or threat, in the darkest areas within the field of view. This detection can only occur if the maximum-to-minimum illuminance is limited to a range that the human eye can see and is related to the uniformity of light on the property.

### **17.20.030     Exterior lighting Standards**

- A. The installation of exterior lighting shall conform to the following requirements:
  - 1. New exterior lighting installations shall include timers, dimmers, and/or sensors for automatic lights.
  - 2. If existing exterior lighting fixtures are modified, extended, expanded, or added to, the altered portion shall comply with this Title.
  - 3. Expansions, additions, or replacements to exterior lighting installations shall be designed to avoid harsh contrasts in color and/or lighting levels.

4. Alternate lighting installations not covered by this Chapter may be approved only if the Director of Planning and Community Development determines the following:
  - a. They are designed to minimize glare.
  - b. They do not result in excessive lighting levels.

**17.20.040      Lighting Configuration**

- A. The height and configuration of building-mounted and freestanding light fixtures shall conform to the following:
  1. Transitional lighting should be incorporated in exterior areas going to and from the building(s) or use(s) within the site. Transitional lighting shall be provided for recreation/office buildings, swimming pools, laundry and mail rooms, covered breezeways, and similar areas.
  2. All exterior lighting shall be directed downward and away from adjoining property with luminaries shielded.
  3. All exterior fixtures on multi-family housing units that are directed toward common areas shall be illuminated from dusk until dawn.
  4. Trees and shrubs shall not interfere with the distribution of lighting required by CPTED. The Director of the Department of Planning and Community Development may waive the landscape requirements of SMC Chapter 15.14 and SMC Chapter 17.56 to conform to this requirement.

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## **Chapter 17.24     Parking Lot Lighting**

### **Sections:**

<b>17.24.010</b>	<b>Purpose</b>
<b>17.24.020</b>	<b>Parking Lot Standards</b>
<b>17.24.030</b>	<b>Garbage Dumpsters/Recycling Bins</b>

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### **17.24.010     Purpose**

This chapter establishes standards for parking lot lighting to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and avoid glare or direct illumination onto adjacent properties or streets.

### **17.24.020     Parking Lot Standards**

- A. All luminaires shall be cut-off luminaires as defined by the IESNA handbook, page 7-8, except as follows:
  - 1. If the design is of a period or architectural style, as determined by the Director of Planning and Community Development, within the overall design of the project, alternatives or supplements to the lighting may be used provided that:
    - a. If such are not “cut-off” luminaires as defined by IESNA, the maximum initial lumens generated by each fixture shall not exceed 2000.
    - b. Mounting heights of such alternative luminaires shall not exceed fifteen (15) feet above grade.
    - c. All luminaires of a period or architectural style shall be approved by the Director of Planning and Community Development.
- B. Parking areas adjacent to residential lots shall have approved glare shields to prevent glare as approved by the CPTED Section.
- C. Illuminance, mounting height, and uniformity ratio shall conform to the requirements in Table 17.24.020.

### **17.24.030     Garbage Dumpsters and Recycling Bins**

Garbage Dumpsters and Recycling Bins must have a dedicated light source. The light level shall be in accordance with light levels specified in Table 17.24.020.

**TABLE 17.24.020     PARKING LOT LIGHTING STANDARDS**

	<b>District 1</b>	<b>District 2</b>	<b>District 3</b>	<b>District 4</b>
<b>Mounting Height (Maximum)</b>	25 ft	16 ft	25 ft	25 ft
<b>Minimum Illumination Level*</b>	No less than .5 fc	No less than .5 fc	No less than .2 fc	No less than .2 fc
<b>Maximum Illumination Level**</b>	No more than 7.5 fc	No more than 7.5 fc	No more than 3 fc	No more than 3 fc
<b>Uniformity Ratio***</b>	15:1	15:1	15:1	15:1

\*Minimum Illumination Level (in footcandles “fc”)at the darkest spot on the parking area surface.

\*\*Maximum Illumination Level (in footcandles “fc”)at the brightest spot on the parking area surface.

\*\*\* Minimum Uniformity Ratio is no less than 15:1. Measured here for maximum light level compared to minimum light level.



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## **CHAPTER 17.28                      Parking Structures**

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### **Sections**

#### **17.28.010 Purpose**

#### **17.28.020 Parking Structure Standards**

#### **17.24.030 Illuminance Standards**

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#### **17.28.010            Application**

Parking structure standards apply to covered and enclosed facilities intended for use by the general public, for those used by residents, customers, and employees of apartment buildings or commercial developments. They are not intended to apply to parking structures used exclusively for repair or storage of commercial vehicles, or where attendants park vehicles.

#### **17.28.020            Purpose**

- A. This chapter establishes CPTED design and lighting standards for parking structures. These standards include interior and exterior CPTED strategies for the reasonably safe movement of vehicular and pedestrian traffic in parking structures, the enhancement of personal security and deterrence of vandalism, theft and assault while conserving energy and minimizing maintenance.
- B. Parking structures comprise a large volume of space with relatively low levels of activity. Violent crime is more likely to occur in a parking structure than in other commercial facilities. Many parking structures lack CPTED features because property owners and architects are not familiar with basic principles of design concepts for crime prevention. Although CPTED principles can be readily incorporated into parking structures at design and construction stages, it is often difficult and expensive to upgrade security at a later date. Incorporating CPTED can significantly reduce the fear and risk of crime.
- C. Parking lots and parking structures have vehicular speeds that are much lower than roadways. More importantly, the primary purpose of lighting here is to benefit the pedestrian.
- D. The illuminance requirements of a parking facility are affected by the layout, operation and vehicular traffic safety issues, plus the visibility and security needs of pedestrians walking to and from their vehicles. Lighting for parking structures should provide not only the recommended minimum illuminance levels but also good color rendition, uniformity, and minimal glare.

#### **17.28.030            Parking Structure Standards**

Parking Structures shall meet the recommendations of the IESNA Handbook. At

a minimum, the following standards shall be used in the construction of parking structures. It is required that the developer comply with Lighting for Parking Facilities, Recommended Practices RP-20-98 and Chapter 22, Roadway Lighting as delineated in the IESNA Handbook 9<sup>th</sup> Edition

- A. For security reasons, it is recommended to locate stairs and elevators adjacent to a street, where the lobbies are visible from the street.
- B. Pedestrian walkways shall be elevated similar to a speed hump/bump in order to allow pedestrians greater visibility and to assist in slowing cars when in the vicinity of pedestrians.
- C. Potential hiding places below stairs shall be closed off. If used for storage, such areas shall be secured with doors and locks.
- D. Directional arrows indicating stairs, elevators and exits shall be painted on walls or, indicated with illuminated signs.
- E. Remote exterior stairway doors shall be equipped with one-way locks allowing people to exit but not to enter the facility at those locations.
- F. Pedestrian entrances shall be concentrated to bring all pedestrians through one portal, which improves the ability to see and be seen by others.
- G. Any ground level pedestrian exits that open into non-secure areas shall be emergency exits only and fitted with self locking doors.
- H. Active security measures such as emergency phones and closed circuit television (CCTV) are recommended.
- I. Fencing shall not be used unless security dictates. If necessary, a six (6)-foot-high black-coated chain link fence is recommended. Openings in the fence should be located carefully, with only a minimum number of openings allowing cars and pedestrians to enter and leave.
- J. Landscape plantings shall not be located within three (3) feet of the interior curbing of the perimeter of the parking lot.

#### **17.28.040 Illuminance Standards**

- A. Lighting shall be positioned to illuminate both horizontally and vertically. Illumination must reach into the edges of the parking stalls rather than just the driving aisles to minimize dark hiding places between cars.
- B. To minimize glare, lights shall be positioned between parked vehicles rather than in the center of drive aisles.
- C. Cutoff luminaires shall be required on all lighting mounted higher than twelve (12) feet above the floor.
- D. Interior parking structure walls, beam faces and underside of floor slabs shall be stained or painted a light color, preferably white or light blue, to increase the general brightness in parking structures. Anti-graffiti coating added to walls should be considered.
- E. The illuminance requirements for parking structures shall be in accordance with the standards in Table 17.28.030a. The illuminance shall be measured, or calculated, on an unobstructed floor. The maximum and minimum values are maintained illuminance levels, this occurs just prior to lamp replacement and luminaire cleaning. Vertical Illuminances of objects such as walls and

columns shall be equal to the horizontal values given in Table 17.28.030a. These vertical values shall be for a location measured at a height of five (5) feet above the pavement.

**TABLE 17.28.030a:**

**Maintained Illuminance Values for Parking Garages**

	<b>Minimum Horizontal Illumination (footcandles)</b>	<b>Maximum/Minimum Horizontal Uniformity Ratio *</b>	<b>Minimum Vertical Illumination (footcandles)</b>
<b><u>Basic</u></b>	1.0	10:1	0.5
<b><u>Ramps</u></b>	2.0	10:1	1.0
<b><u>Day**</u></b>			
<b>Night***</b>	1.0	10:1	0.5
<b><u>Entrances</u></b>	50	No Requirement	25
<b><u>Day</u></b>			
<b>Night</b>	1.0	10:1	0.5
<b><u>Stairways</u></b>	2.0	No Requirement	1.0

\* The measure of uniformity in this table is the ratio of maximum light level to minimum light level.

\*\* Day is the time after sunrise and before sunset.

\*\*\* Night is the time after sunset and before sunrise.

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## Chapter 17.32 Private Street Lighting

### Sections:

<b>17.32.010</b>	<b>Application</b>
<b>17.32.020</b>	<b>Purpose</b>
<b>17.32.030</b>	<b>Street Lighting Standards</b>
<b>17.32.040</b>	<b>Street Lighting Fixtures</b>

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### **17.32.010 Application**

Lighting of private streets is not mandatory but if it is desired these standards shall apply.

### **17.32.020 Purpose**

This chapter establishes lighting levels for private streets in order to limit the impact from the lighting to the surrounding properties while also providing for traffic safety and increasing the pedestrian's sense of security.

### **17.32.030 Street Lighting Standards**

- A. If Street Lighting is installed; the general levels of illumination shall be consistent with the IESNA Handbook, figure 22-8, and the average illumination level may not exceed those specified in the IESNA handbook by more than 0.2 foot-candles.
- B. The uniformity ratio shall not exceed that specified by the IESNA Handbook. If the street has a sidewalk on only one side, the streetlights shall be located on the side of the street that the sidewalk is on.

### **17.32.040 Street Lighting Fixtures**

- A. All street lighting fixtures shall be "cut-off" fixtures as defined by IESNA. If necessary, as determined by CPTED review, fixtures shall include glare shields to minimize light directed to the rear of the fixtures or on to adjacent properties. The maximum mounting height of street lights is 20 feet.
- B. If the design for an area suggests the use of street lighting fixtures of a particular "period" or architectural style, or existing historical fixtures are to be retained, then the non-cut-off fixtures may be used either as alternatives or supplements to street lighting described above.
  - 1. For fixtures that do not meet the "cut-off" criteria, the maximum initial lumens generated by each fixture shall not exceed 2,000 lumens.
  - 2. Mounting heights of such fixtures shall not exceed fifteen (15) feet for new fixtures. Where historic fixtures are being retained and/or extended, mounting height shall be that of the existing fixtures.

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## **Chapter 17.36     Gasoline/Service Station and Convenience Store Lighting**

### **Sections:**

<b>17.36.010</b>	<b>Purpose</b>
<b>17.36.020</b>	<b>Standards</b>

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### **17.36.010     Purpose**

This chapter establishes lighting levels for gasoline stations, convenience store aprons and under freestanding canopies to ensure adequate lighting for the activities taking place in such locations.

### **17.36.020     Standards**

- A. Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for surface parking areas set forth in SMC 17.24. If no gasoline pumps are provided, the entire apron shall be treated as a parking area.
- B. Areas around the pump islands and under canopies shall be illuminated so that the minimum horizontal illuminance at grade level is at least 1.0 foot-candle and no more than 5.5 foot-candles. The uniformity ratio shall be no greater than 4:1. Maximum illumination level shall be no more than 22.0 foot-candles.
- C. Light fixtures mounted on canopies shall be recessed or flush mounted so that the lens cover is recessed or flush with the bottom surface or ceiling of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees from vertical as shown in Figure 17.36.020c.
- D. As an alternative or supplement to recessed ceiling lights, indirect lighting may be used where light is beamed upward then reflected down from the underside of the canopy. In such case light fixtures must be shielded so that direct illumination is focused exclusively on the underside of the canopy.
- E. Lights shall not be mounted on the top or sides (fascias) of the canopy and the sides of the canopy shall not be illuminated.
- F. Illuminance levels shall conform to those specified by the IESNA Handbook, Figure 17-20.

**Figure 17.36.020a**  
**Bad example of Gasoline/Service Station Lighting**

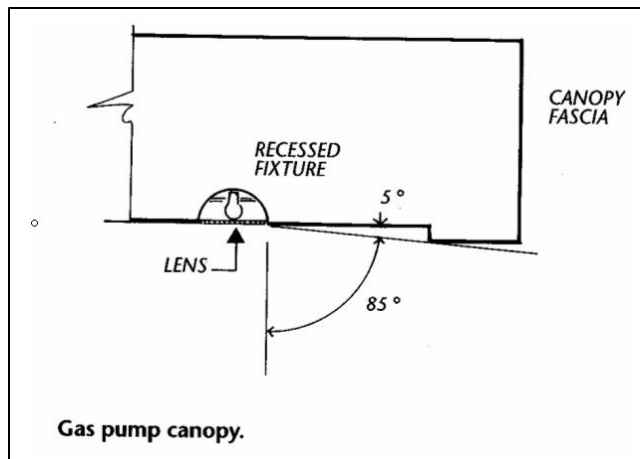


**Figure 17.36.020b**  
**Good example of Gasoline/Service Station Lighting**



By using indirect lighting techniques, this gas station canopy provides adequate light levels without glare. (PHOTO: GARY CLAYTON HALL)

**Figure 17.36.020c**  
**Gasoline Pump Canopy Elevation View**



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## **Chapter 17.40     Walkway, Bikeway, and Park Lighting**

### **Sections:**

<b>17.40.010</b>	<b>Purpose</b>
<b>17.40.020</b>	<b>Standards</b>
<b>17.40.030</b>	<b>Lighting of Sports Fields</b>

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#### **17.40.010     Purpose**

This chapter specifies standards for walkways, bikeways and parks to increase safety and also limit the impact on surrounding properties.

#### **17.40.020     Standards**

Where lighting is to be provided for walkways, bikeways, or parks, the following requirements shall apply.

- A. The walkway, pathway, or ground area shall be illuminated to a level of at least 0.3 foot-candles and no more than 0.5 foot-candles.
- B. The vertical illumination levels at a height of five (5) feet above grade shall be at least 0.3 and no more than 0.5 foot-candles.
- C. Lighting fixtures shall be designed to direct light downward, and light sources shall have an initial output of no more than 1,000 lumens.
- D. Lighting shall be consistent with the IESNA Handbook, Chapter 22 and Figure 22-11.

#### **17.40.030     Lighting of Sports Fields**

Sports fields shall be lighted in accordance with the standards specified by the IESNA Handbook, Chapter 20.

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## **Chapter 17.44     Building Facade and Landscape Lighting**

### **Sections:**

- 17.44.010     Purpose**
  - 17.44.020     Building Facade Lighting Standards**
  - 17.44.020     Landscape Lighting Standards**
- 

### **17.44.010     Purpose**

The purpose of building facade and landscape lighting is to enhance the visual appeal of the property as well as increasing the capacity for visual surveillance. These standards are also meant to limit the impact of the lighting on to adjacent properties.

### **17.44.020     Building Facade Lighting Standards**

- A. With the exception of structures having symbolic (i.e. churches and/or public buildings) or historical significance in the community, exterior building facades shall not be illuminated. When buildings having symbolic or historic significance are to be illuminated, a design for the illumination shall be approved by the CPTED Section and the following provisions shall be met:
  - 1. The maximum illumination on any vertical surface or angular roof shall not exceed 5.0 foot-candles.
  - 2. Lighting fixtures shall be shielded and directed onto the building facade. Lighting fixtures shall not be directed toward adjacent streets, roads, or properties.
  - 3. Lighting fixtures mounted on the building and designed to “wash” the facade with light are recommended.
  - 4. To the extent practicable, lighting fixtures shall be directed downward (i.e. below the horizontal) rather than upward.
- B. Facades of buildings without symbolic or historical significance may be illuminated if approved by the City Manager or Designee subject to the following criteria and meeting the performance standards contained in SMC 17.44.020a.
  - 1. Lighting does not cast light and glare on adjacent properties and right of ways.
  - 2. The lighting is needed to ensure the safety of employees and/or customers.

### **17.44.030     Landscape Lighting Standards**

Landscaping may be illuminated if approved by the CPTED Section subject to the



following criteria:

- A. The CPTED Section shall first approve the landscape lighting plan that presents the purpose and objective of the lighting.
- B. The landscape lighting plan shall show the location of all lighting fixtures and what landscaping will be illuminated.
- C. The plan shall demonstrate that installation will not generate excessive light levels, cause glare, or direct light beyond the landscaping into the night sky.
- D. Landscape lighting shall follow the requirements of the IESNA Handbook, Chapter 21.

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## Chapter 17.52 Interior Spaces

### Sections:

<b>17.52.010</b>	<b>Application</b>
<b>17.52.020</b>	<b>Purpose</b>
<b>17.52.030</b>	<b>Interior Design Considerations</b>

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#### **17.52.010 Application**

This chapter is recommended to apply to new commercial, industrial, retail, and multi family development.

#### **17.52.020 Purpose**

This chapter establishes recommendations for interior design to minimize risk and opportunities for crime. The following design features are recommended to conform with CPTED standards: main entry and lobby areas, location of receptionist areas in relation to windows and points of access control, adjacent offices that would promote surveillance into the main entry and lobby areas, location of stairwells, hallways, elevators, rest rooms, pay phones and drinking fountains, patio or break areas, type of glazing, use of electronic monitoring devices and general floor plans. The design considerations and examples are for use by developers, architects, and planners. The design standards specified under 17.20.030 are strongly recommended but not required.

#### **17.52.030 Interior Design Considerations**

- A. Avoid isolating an individual entrance at the end of a hall or head of stairs.
- B. Reduce the number of rooms sharing a common hallway.
- C. Place windows in doors of stair landings.
- D. Place restrooms in central areas.
- E. Refrain from placing restrooms near stairs or exterior doors.
- F. Position lounge and common areas to provide direct line of sight to hallways.
- G. Use windows in blank walls.
- H. Create minor obstacles or passage points to prevent easy movement from very public areas to private areas.
- I. Place windows overlooking entrances.
- J. Restrooms provided in a parking facility shall have maze-type entrances instead of outer/inner doors that could trap a victim.

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## Chapter 17.56 Landscaping

### Sections :

**17.56.010 Purpose**

**17.56.020 Location, Height, and Type of Plant Standards**

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### **17.56.010 Purpose**

The positioning, location, type of plant material, screening, and other landscape elements should allow for natural surveillance from within buildings, from outdoor locations on the site, from adjacent buildings and from the public rights-of-way. Landscaping and screening should complement efforts to define public, semi-public, and private areas. Natural access control can be achieved by emphasizing natural strategies that integrate behavior management through the design of space and the choice of plant materials. Dense plantings of thorny plant materials can provide a formidable barrier which is difficult to penetrate. Security is enhanced when walkways, entrances to buildings, and exits from buildings are open and permit a view to and from the surrounding neighborhood and adjacent sites. The more open the view of a space is, the less likely that space will be used for the commission of a crime.

### **17.56.020 Location, Height, and Plant Standards**

#### **A. Windows**

1. Plants (trees, shrubs, etc.) shall be no higher than sill height within five (5) feet in front of windows, except for street trees located within the city's designated city center.
2. Trees shall not be placed within five (5) feet in front of windows except where required for facade landscaping under SMC 15.14.020.
3. It is recommended that Barrier Plants be placed below and to the sides of windows, except within six (6) feet of a walkway or children's play area.

#### **B. Doorways / Entrances**

1. No plants or trees shall be higher than three (3) feet within six (6) feet of a doorway or entrance.

#### **C. Walkways**

1. Unless otherwise specified under SMC 15.14, only low groundcover plants less than three (3) feet high shall be used within six (6) feet of walkways.
2. Trees may be permitted in this area provided that they are pruned up to five (5) feet above the ground.

3. Plants that exceed three (3) feet that have stalks less than two (2) inches in diameter and still allow for visual surveillance may also be used in this area.
4. Walkway standards apply provided that the walkway is not adjacent to a building facade that requires facade landscaping

D. Barrier Plants

1. Barrier plants should be used below and to the sides of windows and adjacent perimeter walls, fences, and other building walls where desirable.
2. Barrier plants discourage pedestrian through-traffic, therefore some types of barrier plants may exceed three (3) feet and still be approved.

E. Trees

Trees are required to be pruned from the ground up to a height of five (5) feet to provide for visibility and surveillance, with the following exceptions:

1. Deciduous trees fifteen (15) feet or less in height.
2. Conifers (Evergreens) 20 (twenty) feet or less in height.

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## **Chapter 17.60     CPTED Standards Related to Natural Surveillance**

### **Sections:**

<b>17.60.010</b>	<b>Purpose</b>
<b>17.60.020</b>	<b>Treatment of Blank Walls</b>
<b>17.60.030</b>	<b>Ground Floor Transparency Requirements</b>
<b>17.60.040</b>	<b>Vision Panels</b>

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### **17.60.010     Purpose**

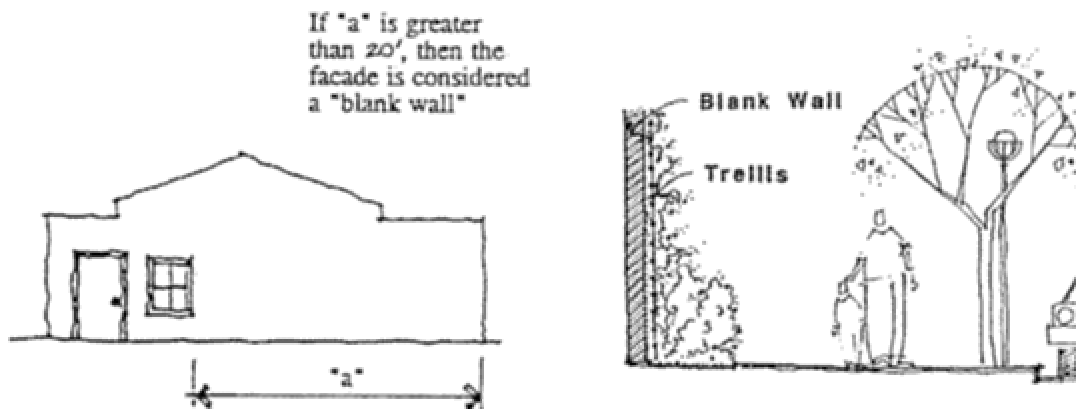
Natural surveillance is directed primarily at keeping intruders under observation. Provision for natural surveillance helps to create environments where there is sufficient opportunity for people engaged in their normal behavior to observe the space around them.

### **17.60.020     Treatment of Blank Walls**

- A. Where blank wall sections are unavoidable due to the requirements of a particular land use or structural needs, they shall not exceed a length of fifty (50) feet, or twenty percent (20%) of the length of the street-facing facade, whichever is less.
- B. Blank wall sections of allowed lengths shall receive one (1) or more of the following special design treatments up to at least the finished ceiling height of the first floor building space in order to increase pedestrian comfort and interest:
  - 1. Install vertical trellis in front of the wall with climbing vines or other plant materials over at least thirty percent (30%) of the blank wall surface;
  - 2. Provide a decorative masonry pattern, or other architectural feature as approved by the Director of Planning and Community Development, over at least thirty percent (30%) of the blank wall surface; and/or
  - 3. Employ small setbacks, projections, indentations, or intervals of material change to break up the wall's surface.

### **Blank Walls**

**Figure 17.60.020**



### **17.60.030 Ground Floor Transparency Requirements**

Windows shall be provided on the street level rather than blank walls to encourage a visual link between the business and passing pedestrians.

- A. Transparency requirements shall apply to retail/commercial or service uses and buildings with a ground floor retail/commercial or service use, as defined in SMC [15.35.620](#) and in the City Center Use Charts (SMC [15.35.100](#) through [15.35.160](#)), including portions of buildings where ground floor uses are convertible to a retail/commercial or service use. Transparency requirements shall not apply to portions of a building with ground floor housing.
  1. Windows shall cover at least sixty percent (60%) of the public street facing ground floor building wall area. At the first floor building level, darkly tinted, mirrored or reflective glass shall not be used. Lightly tinted windows are allowed for nonretail ground floor uses.
  2. Transparency requirements shall apply to that area of the ground floor building wall fronting the street up to the finished ceiling height of the first floor building space.
  3. Windows shall begin twelve (12) to thirty (30) inches above the finished grade of the first floor building space.

### **17.60.040 Vision Panels**

A. Purpose

The purpose of vision panels is to insure that an opportunity is provided to observe a security risk outside of a service exit door prior to using the exit.

B. Specifications:

1. All exterior doors except those for use in dwelling unit doors into stairwells and common areas shall have a vision panel or 180 degree eye viewer.
2. The glazing material used in the security vision panel shall comply with all current and applicable fire-rated door standards.
3. The vision panel shall be a minimum of thirty-six (36) square inches to a maximum of one hundred (100) square inches. The minimum width of the glazing area shall not be less than six (6) inches.
4. The security vision panel shall be center mounted on the service door. The center of the glazing material used should be mounted at no more than sixty-three (63) inches from the bottom edge of the door.
5. Burglar resistant glazing shall be used.

Section 15. The City Clerk is directed to forward a complete and accurate copy of this Ordinance, as adopted, to the Washington State Department of Community, Trade and Economic Development within ten (10) days after adoption, pursuant to RCW 36.70A.106 and WAC 365-195-620, and -820. The clerk is further directed to transmit a copy of this Ordinance, together with copies of any other Ordinances amending development regulations adopted within the preseding twelve months, to the King County Assessor by the ensuing 31<sup>st</sup> day of July, pursuant to RCW 35A.63.260.

Section 16. This Ordinance shall be in full force and effect thirty (30) days after passage.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2003, and signed in authentication thereof on this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

**CITY OF SEATAC**

\_\_\_\_\_  
Joe Brennan, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary E. Mirante Bartolo, City Attorney

[Effective Date: \_\_\_\_\_]

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